

Fairway Estates Board – Annual Resident Meeting Minutes – Date: 02-05-2019

Meeting held at the Dunedin Golf Club and called to order at 7:02 P.M.

Board Members in Attendance (marked with X – in person or BP - By Phone):

X	Steve McCarver, President	X	Matt Stevens, Vice President
X	Kelly Dixon, Treasurer	X	Bill Greenwood, Member At Large
X	Jessica Parchman, Member At Large	X	Todd Brooks, Member At Large
X	Marilyn Parnell, Member At Large, Membership	X	Mary Lyon, Member At Large
X	Ed Kelb, Secretary		

Non Board Member Committee Chairs (marked with X – in person or BP - By Phone):

X	Kathy O’Leary, Newsletter	X	Dianne Schuldt, Beautification
X	Diane Garcia, Newsletter		

Unfilled Committee Chair Positions (could be a board member but not required to be)

OPEN, City Liaison

Members/Guests:

Attendance: 85+ residents (there were 85 chairs, but some attendees had to stand)

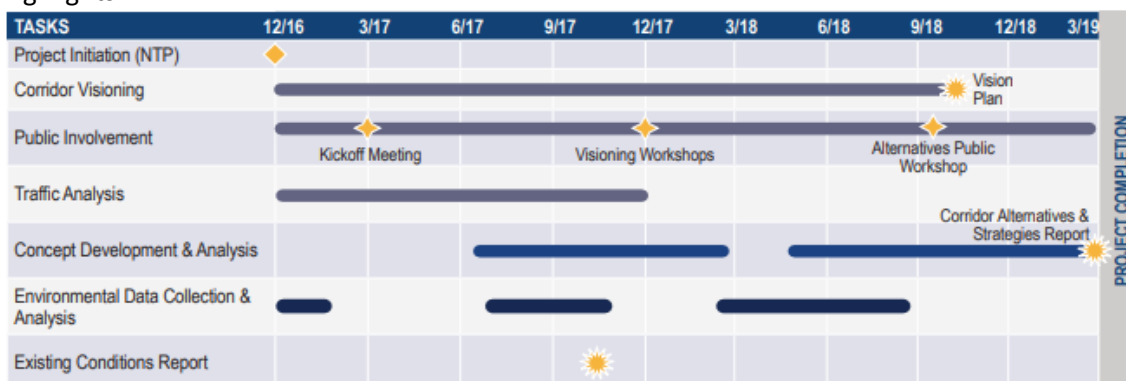
FECA President Steve McCarver

- Meeting called to order: 7:02pm
- Pledge of Allegiance
- Introduction of Guest Speaker(s): Brian Shroyer, Matthew W., Luke L.

Guest Speaker Presentation: Zoning and Planning for Alt 19

Reference: <http://www.fdotd7studies.com/altus19studies>

Highlights:





Alternate US 19 Corridor Studies

- ▶ Corridor Study I Limits: from Park Street North to Belleair Road - 11 miles
- ▶ Corridor Study II Limits: from Belleair Road to Pinellas/Pasco County Line - 17.9 miles

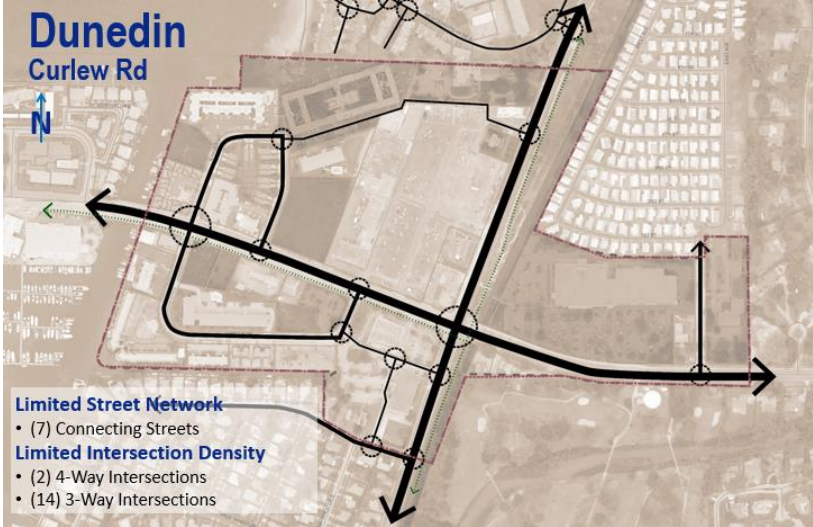


Downtown Dunedin to Marina Congestion. Options under review:

- Signalized Intersections
- Dog Bone Roundabout. Example:

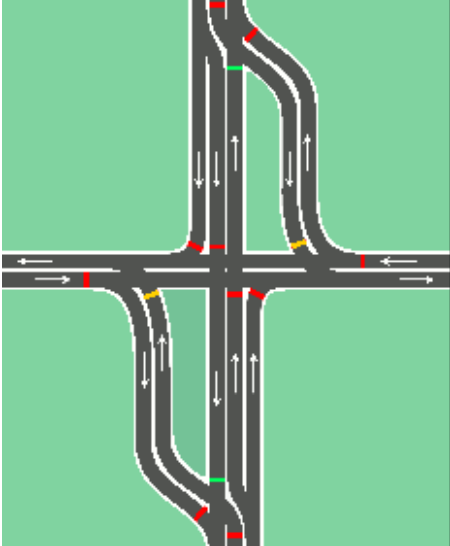


Curlw Road Congestion:

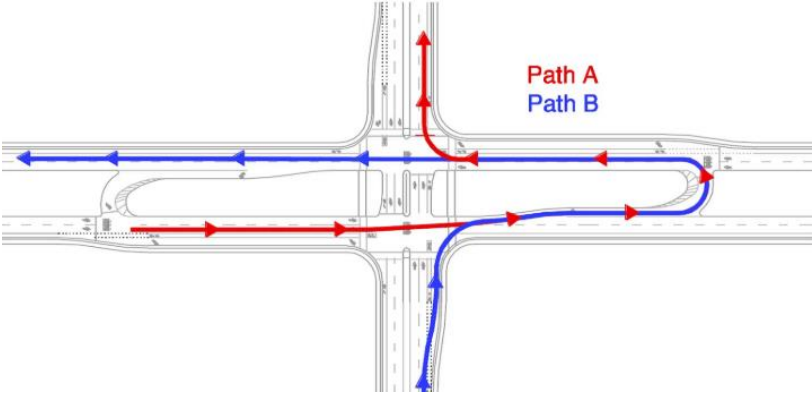


Options under review for Curlw congestion:

- Westbound to Southbound Left Turn Lane
- Add Lanes Alternative
- Displaced Left Turn (DLT) intersection. Example:



- Medium U-Turn Intersection (common in N Carolina & Michigan). Example:



Break: 7:39 P.M. to 7:45 P.M.

FECA President Steve McCarver

Chair entertained a motion to waive reading of the *February 2018 FECA Annual Meeting Minutes*. Motion made by resident at 7:46 P.M. Motion seconded by another resident. Motion carried.

Introduction of FECA Board Members

Officers Reports

Vice President Report – Matt Stevens

Matt notified residents that the following maintenance and usage plans have been approved by the FECA Board and will be posted to the website for review:

- ***Best Practices and Signage***
- ***Fairway Estates Common Area Management Plan***
- ***Fairway Estates Common Area Use Guidelines***

Secretary Report – Ed Kelb

Nothing new to report

Treasurers Report – Kelly Dixon

Steve McCarver noted a few points prior to Kelly's summary:

- No FECA Directory expense for 2019 (FECA Directory published alternating years)
- Clarification of the \$1036 increase for *Insurance Expense: Homeowners and/or Mobile HOA*
- Sponsorship Opportunities are open to any residents. Two anonymous residents sponsored treats for the Feb 2019 Annual Resident Meeting.

Kelly Dixon

- 2018: 354 of 514 households (69%) paid their annual HOA fee
- 2019-to-date: 318 households (62%) have already paid their 2019 HOA fee. This is ahead of last year's status for the same timeframe (300).
- Sponsorships highly encouraged and there is a tab on the FECA website to provide supplemental information. See <http://fairwayestates.org/get-involved>
- Sponsors provided \$753 in 2018 which proved critical to funding Fairway Estates social events.

Resident questions/recommendations to Treasurer:

- Is the FECA Board aware of the postage increase?
Response: Kelly clarified that we are aware and the Treasurer purchased estimated postage for 2019 (in advance) to reduce 2019 mailing expenses by approximately \$50.

- Is the FECA Board shopping around for alternate insurance providers?
Response: Kelly noted that we have done this in the past with no discernable difference in cost; however, we will continue to do so in the future.
- Recommendation for each street to adopt-a-tree at Lake Sandra park to potentially fund the trimming and maintenance for that tree.
- Recommendation for “Paid HOA” decals that could be placed on mailboxes or other visible locations. Positive reinforcement for paying HOA members to encourage non-paying residents to join.

Chair (Steve McCarver) entertained a motion to accept FECA 2019 Budget as presented. Motion made by resident at 8:03 P.M. Motion seconded by another resident. Motion carried.

Membership – Marilyn Parnell

25 new residents from November 2017 through November 2018

New Monument Signs – Jessica Parchman

Jessica referenced the following January 1970 FECA publication:

***From Grove and Sand to Fair-y Land
The Story of a Subdivision
Fairway Estates***

“In July, 1966 ... One of the noteworthy accomplishments this year was the **erection of an attractive sign at the Palm Blvd entrance.**”

Two years later ...

“In addition to the normal activities, The Association this year [1968], in collaboration with the Fairway Estates Garden Club [now the FEWC], underwrote the cost of materials for sprinkler systems on two Palm Blvd islands and **erected Fairway Estates signs on the Mangrum and Sarazen teardrops.**”

Two years ago, the Beautification Committee brought concerns to the FECA Board about the degrading conditions of these four entrance signs. A great deal of effort and research has taken place to determine how to address the situation. Signage for all entrances will be updated:

- Two entrance signs on Palm Blvd
- Entrance sign at Mangrum Drive
- Entrance sign at Sarazen Drive

All signs will utilize the same design for consistency. The FECA Board proposed two options for HOA member voting:



- Approximate cost for either design is \$2000 and the FECA Board is planning to apply for Dunedin grant funding to (hopefully) defray some of the cost.
- Jessica took a moment to recognize the Beautification Committee including Dianne Schuldt who is the Beautification Lead and Coordinator.

Resident questions regarding new signage:

- Does the lettering on the sign use reflective paint?
Response: No, however each of the four entrance signs is illuminated after dark.
- Will the lettering on the sign be gold?
Response: No, signage lettering will be white as displayed on the board in the back of the meeting room.
- Has the City of Dunedin been contacted to ensure that the proposed signage meets all Dunedin requirements and permits?
Response: Jessica contacted the *Dunedin Planning & Development Department* regarding any required permits. New signage is considered a “Face Change” and not a “Structural Change”; therefore, no permits are required. Dunedin does not place restrictions on fonts or colors used for subdivision entrance signs.

New Business:

FECA President Steve McCarver

- Public Service Announcement: Steve brought to everyone’s attention that the city of Dunedin is considering a change to permit short term rentals (rentals less than 90 days) everywhere within the city limits. This change would permit any home (including Fairway Estates) to be used for short term rental, AirBNB, etc. This is NOT under FECA control as we have no existing deed restrictions. Residents are encouraged to contact Dunedin city officials if there are concerns.
- Looking for nomination for the Senior Hall of Fame. Contact Tom Anderson if you would like to nominate anyone.

- Steve McCarver will be retiring from the FECA Board effective February, 2019. The following personnel are nominated for FECA Board positions:
 - Kelly Dixon (3 year term)
 - Marilyn Parnell (3 year term)
 - Derrick Beland (3 year term) New Board Member

Chair (Steve McCarver) entertained a motion to accept the nominations as a slate of candidates. Motion made by resident at 8:21 P.M. Motion seconded by another resident. Motion carried.

Resident question to Chair:

When did Fairway Estate Deed Restrictions expire?

- **Response:** Steve addressed the resident's question with a brief summary of the topic. The FECA Board is providing some supplemental clarification to avoid any confusion: Fairway Estates had an Original Phase and additional phases that were added as homes were constructed. The Marketable Record Title Act (MRTA) of 1963 is what caused certain deed restrictions to be EXTINGUISHED, not expired. The Original Phase and Phase 1 EXPIRED per the language in the Deed Restrictions themselves and require 100% resident support to revitalize them. Phases 2-9 original Deed Restrictions were intended to run for 25 years and then be renewed in 10 year intervals but MRTA caused them to be EXTINGUISHED. A 2/3 majority would be required per phase to revitalize Phases 2-9 and they can only be revitalized as they were originally written. The Board investigated the process to revitalize them but opted not to pursue it further as it was unclear whether the cost of doing so would result in all phases being revitalized.

Closing Comments:

Matt Stevens presented Steve some small gifts of appreciation from the FECA Board for his three years of service.

Chair (Steve McCarver) entertained a motion to adjourn the meeting. Motion made by resident at 8:29 P.M. Motion seconded by another resident. Motion carried.

Officer Elections:

Board Members in Attendance:

X	Steve McCarver (retired)	X	Matt Stevens
X	Kelly Dixon	X	Bill Greenwood
X	Jessica Parchman	X	Todd Brooks
X	Marilyn Parnell	X	Mary Lyon
X	Ed Kelb	X	Derrick Beland

- Kelly Dixon volunteered to continue as Treasurer
- Ed Kelb volunteered to continue as Secretary
- Marilyn Parnell volunteered to continue as Membership
- Kelly Dixon nominated Matt Stevens and Todd Brooks to serve as either President or Vice President.
- Marilyn Parnell nominated Jessica Parchman to serve as President; however, Jessica noted that she is only a part-time resident and felt that the FECA President needs to be a permanent full-time resident. Jessica respectfully declined the nomination.
- Motion by Jessica Parchman at 8:47 P.M. for Matt Stevens to serve as President and Todd Brooks to serve as Vice President. Motion seconded by Marilyn Parnell. No opposition. Motion carried.